

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION AGENDA**  
**SEPTEMBER 22, 2005**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, SEPTEMBER 22, 2005**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

❖ **PLANNING COMMISSION ITEMS**

1. Election of Metropolitan Area Planning Commission Chair and Vice-Chair.
2. Approval of August 25, 2005 meeting minutes.

❖ **SUBDIVISION ITEMS**

**Items 3-1 to Items 3-6 may be taken in one motion unless there are questions or comments.**

3. Consideration of Subdivision Committee recommendations from the meeting of **September 1, 2005**. Darrell Downing, Harold Warner Jr., Mitch Mitchell, Bill Johnson, present. Hoyt Hillman, Bob Aldrich, James Barfield, absent. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 3-1 (SUB2005-85) Subdivision Approved 8-18-05, vote (7-0);  
Agenda Item 3-2 (SUB2005-51) Approved, vote (4-0); Agenda Item 3-3 (SUB2003-82) Approved, vote (4-0);  
Agenda Item 3-4 (SUB2005-73) Approved, vote (4-0); Agenda Item 3-5 (SUB2005-89) Approved, vote (3-1);  
Agenda Item 3-6 (SUB2005-90) Approved, vote (4-0); Agenda Item 5-1 (VAC2005-31) Approved, vote (3-0);

**3-1. SUB 2005-85: One-Step Final Plat -- AUBURN HILLS COMMERCIAL FOURTH ADDITION**, located east of 135<sup>th</sup> Street East and on the south side of Maple.

***Engineer: MKEC Engineering Consultants, Inc, P.A.***

***Acreage: 4.64***

***Total Lots: 1***

**3-2. SUB 2005-51: Revised One-Step Final Plat -- BLUE SKY ADDITION**, located north of Maple and west of West Street.

***Engineer: Armstrong Land Survey***

***Acreage: 1.92***

***Total Lots: 7***

**3-3. SUB 2003-82: One-Step Final Plat -- STONEBRIDGE ADDITION**, located west of 159<sup>th</sup> Street East and on the north side of 13<sup>th</sup> Street North.

***Engineer: Baughman Company, P.A.***

***Acreage: 75.36***

***Total Lots: 165***

- 3-4. **SUB 2005-73: One-Step Final Plat -- YODER AIRPORT SOUTH ADDITION**, located east of 135<sup>th</sup> Street West and on the south side of 63<sup>rd</sup> Street South.  
*Engineer: Baughman Company, P.A.*  
*Acreage: 20.16*  
*Total Lots: 3*
- 3-5. **SUB 2005-89: One-Step Final Plat – MT. CARMEL RIVER ADDITION**, located west of Meridian and south of 21<sup>st</sup> Street North.  
*Engineer: K.E. Miller Engineering*  
*Acreage: .53*  
*Total Lots: 1*
- 3-6. **SUB 2005-90: One-Step Final Plat – THE EXECUTIVE ADDITION AT WHITE TAIL SECOND ADDITION**, located south of 13<sup>th</sup> Street and west of 127<sup>th</sup> Street East.  
*Engineer: MKEC Engineering Consultants, Inc.*  
*Acreage: 4.33*  
*Total Lots: 5*

#### ❖ **SUBDIVISION ITEMS**

Items 4-1 to Items 4-2 may be taken in one motion unless there are questions or comments.

4. Consideration of Subdivision Committee recommendations from the meeting of **September 15, 2005**. Darrell Downing, Harold Warner Jr., Hoyt Hillman, Bob Aldrich, James Barfield, present. Bill Johnson, and Mitch Mitchell absent. Copies of their recommendations have been furnished to the Planning Commission.  
Agenda Item 4-1 (SUB2005-97) Approved, vote (5-0); Agenda Item 4-2 (SUB2005-94) Approved, vote (5-0)  
Agenda Item 6-1 (VAC2005-32) Approved, vote (5-0); Agenda Item 6-2 (VAC2005-33) Approved, vote (5-0)

- 4-1. **SUB 2005-97: One-Step Final Plat -- T & L JOHNSON ADDITION**, located north of Kellogg and west side of Hillside.  
*Engineer: Baughman Company, P.A.*  
*Acreage: 0.13*  
*Total Lots: 1*
- 4-2. **SUB 2005-94: One-Step Final Plat -- FONTANA SECOND ADDITION**, located east of 119<sup>th</sup> Street West and north of 29<sup>th</sup> Street North.  
*Engineer: PEC, P.A.*  
*Acreage: 32.7*  
*Total Lots: 44*

#### ❖ **PUBLIC HEARINGS – VACATION ITEM – SEPT. 1, 2005**

**ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Item 5-1 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 5-1. **VAC 2005-31: Request to Vacate a Portion of Utility Easements**, located on the southeast corner of Wabash and First Streets.

## ❖ **PUBLIC HEARINGS – VACATION ITEM – SEPT. 15, 2005**

### **ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

**Item 6-1 and Item 6-2 may be taken in one motion, unless there are questions or comments.**

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10<sup>th</sup> City Hall, 455 N. Main Street, Wichita, Kansas.

- 6-1. VAC 2005-32: Request to Vacate a Portion of a Platted Utility Easement**, located on the west side of Oliver and south of Pawnee Boulevard.
- 6-2. VAC 2005-33: Request to Vacate a Sanitary Sewer Easement, Dedicated by Separate Instrument**, located between 1st Street – Rutan Avenue – Mildred Street – Clifford Avenue.

## ❖ **PUBLIC HEARINGS**

### **ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

- 7.** Case No.: CON2005-35  
Request: Conditional Use for wireless communication facility on property zoned “B” Multi-family Residential  
General Location: North of 45th Street south and 1/2 mile west of Seneca (1/2 block west of Clarence Street.)  
Presenting Planner: Donna Goltry
- 8.** Case No.: CON2005-34  
Request: Sedgwick County Conditional Use for a major utility on property zoned “RR” Rural Residential  
General Location: 87th Street South and Broadway  
Member City: Haysville Planning Commission considered August 25, 2005  
Presenting Planner: Dale Miller
- 9.** Case No.: ZON2005-33  
Request: Zone change from ‘SF-5’ Single-family Residential to “NO” Neighborhood Office  
General Location: Northwest of the Tyler and 2nd Street intersection (303 N. Tyler)  
District Advisory Board: V considered September 6, 2005  
Presenting Planner: Jess McNeely
- 10.** Case No.: CON2005-33  
Request: Sedgwick County Conditional Use for a major utility on property zoned “RR” Rural Residential  
General Location: Northwest of 29th Street North and 199th Street  
Presenting Planner: Dale Miller
- 11.** Case No.: PUD2005-04 #20  
Request: The creation of the 21st Street Kids and Family Empowerment Planned Unit Development  
General Location: 1/8 mile north of 21st Street North, east and west of Jardine Drive  
District Advisory Board: (I) will consider October 3, 2005  
Presenting Planner: Donna Goltry

12. Case No.: CON2005-36  
Request: Conditional Use for multi-family residential in  
"TF-3" Two-family Residential  
General Location: 100 feet north of 13th Street North on the east side of Holyoke  
District Advisory Board: (I) will consider October 3, 2005  
Presenting Planner: Jess McNeely
13. Case No.: CUP2005-40 DP 23  
Request: Amendment #15 to the Marina Lakes Community Unit Plan  
General Location: South of 21st Street North 1/3 mile west of Amidon  
District Advisory Board: VI considered September 12, 2005  
Presenting Planner: Donna Goltry
14. Case No.: DR2005-26  
Request: The City of Cheney seeks annexation of various tracts of land located  
adjacent to the City of Cheney  
Presenting Planner: David Barber

❖ **PLANNING COMMISSION ITEMS**

15. 2005 Development Trends Report, presentation by Stephen Banks.
16. Other matters/adjournment.

**John L. Schlegel, Secretary**  
**Wichita-Sedgwick County Metropolitan Area Planning Commission**